

\$5,000,000 - 1700/1704 Lightsey Road, Austin

MLS® #3909771

\$5,000,000

3 Bedroom, 2.00 Bathroom, 1,685 sqft
Residential on 2.98 Acres

LOW THEODORE HEIGHTS, Austin, TX

This is a true UNICORN, a rare development opportunity in the heart of south Austin! Nestled in one of Austin's most sought-after neighborhoods, this exceptional 2.98-acre two-lot tract offers a once-in-a-generation opportunity to create something truly special. Held in the same family since 1940, the property is now ready for its next chapter. With SF-3 zoning in place and potential for rezoning to SF-6 this land is primed for a thoughtful infill development.

A full suite of studies has already been completed, including a boundary, tree, and topographic survey, along with a detailed feasibility report that outlines how up to 24 detached 2,300-square-foot residences with 2-car garages could be built while preserving 31 Protected and Heritage trees, in compliance with City of Austin guidelines. This is more than a development site; it's a rare canvas for building a new community in vibrant South Austin, where opportunities of this scale and character are increasingly hard to find.

Built in 1946



Essential Information

MLS® #	3909771
Price	\$5,000,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,685
Acres	2.98
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	1700/1704 Lightsey Road
Area	6
Subdivision	LOW THEODORE HEIGHTS
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	None
Parking	Driveway, Garage, Detached
Garage Spaces	6
View	Trees/Woods
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Free-Standing Gas Range
Heating	Central
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Composition

Construction	Stone, Wood Siding
Foundation	Pillar/Post/Pier

School Information

District	Austin ISD
Elementary	Zilker
Middle	O Henry
High	Austin

Additional Information

Date Listed	August 14th, 2025
Days on Market	3

Listing Details

Listing Office	KW-Austin Portfolio Real Estate
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Listing information last updated on October 14th, 2025 at 4:15am CDT